

PCHA Budget Summary - 2018

	RAINBOW	LAKESIDE	OWNED LAND FOR FUTURE	SCATTERED		MAGNOLIA	NORTON	PALM LAKE	CRYSTAL LAKE	EAST LAKE	REDWOOD	CORPORATE	COCC COST			TOTAL
DESCRIPTION	VILLAGE	TERRACE	DEV	SITES	HCV	GARDENS	APARTMENTS	VILLAGE	MANOR	CLUB	APARTMENTS	OFFICE	CENTER	ROSS	CFP	2018 BUDGET
<b>RENTAL INCOME</b>																
ALF FEE	0	0	0	0	0	1,824,000	0	0	0	0	0	0	0	0	0	1,824,000
DWELLING RENT	600,540	309,555	0	7,800	0	360,000	94,595	3,078,497	1,281,885	2,829,048	72,000	0	0	0	0	8,633,921
EXCESS UTILITY	0	0	0	0	0	0	0	0	0	134,853	0	0	0	0	0	134,853
NON-DWELLING RENTAL	10,800	0	0	0	0	0	0	0	17,500	0	0	160,000	0	0	0	188,300
<b>TOTAL</b>	<b>611,340</b>	<b>309,555</b>	<b>0</b>	<b>7,800</b>	<b>0</b>	<b>2,184,000</b>	<b>94,595</b>	<b>3,078,497</b>	<b>1,299,385</b>	<b>2,963,901</b>	<b>72,000</b>	<b>160,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,781,074</b>
<b>OTHER INCOME</b>																
INTEREST INCOME	2,319	2,863	0	0	3,017	0	0	89,226	0	0	0	1,608	0	0	0	99,033
GRANT INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	85,724	0	85,724
FRAUD RECOVERY	0	0	0	0	43,100	0	0	0	0	0	0	0	0	0	0	43,100
COCC MANAGEMENT FEE	0	0	0	0	0	0	0	0	0	0	0	0	695,711	0	0	695,711
BOOKKEEPING FEE	0	0	0	0	0	0	0	0	0	0	0	0	335,790	0	0	335,790
ASSET MANAGEMENT FEE	0	0	0	0	0	0	0	0	0	0	0	0	14,880	0	0	14,880
CFP MANAGEMENT FEE	0	0	0	0	0	0	0	0	0	0	0	0	48,790	0	0	48,790
NON HUD MANAGEMENT FEE	0	0	0	0	0	0	0	0	0	0	0	0	626,030	0	0	626,030
MEDICAID AND STATE SUPPLEMENT	0	0	0	0	0	730,000	0	0	0	0	0	0	0	0	0	730,000
OTHER INCOME	30,000	6,150	0	0	42,600	137,294	0	47,400	19,800	119,500	0	25	36,000	0	0	438,768
OTHER INCOME - A/C FEE FOR SERVICE	0	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0	5,000
CFP-MANAGEMENT IMPROVEMENTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,639	28,639
HUD CONTRIBUTION	0	0	0	0	0	0	513,471	0	0	0	0	0	0	0	0	513,471
<b>TOTAL</b>	<b>32,319</b>	<b>9,013</b>	<b>0</b>	<b>0</b>	<b>88,717</b>	<b>867,294</b>	<b>518,471</b>	<b>136,626</b>	<b>19,800</b>	<b>119,500</b>	<b>0</b>	<b>1,633</b>	<b>1,757,200</b>	<b>85,724</b>	<b>28,639</b>	<b>3,664,936</b>
<b>HUD CONTRIBUTIONS</b>																
OPERATING SUBSIDY	907,183	243,676	0	0	0	0	0	0	0	0	0	0	0	0	0	1,150,859
CHAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ANNUAL CONTRIBUTIONS - FSS PH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CFP FUND TRANSFER	25,806	14,194	0	0	0	0	0	0	0	0	0	0	0	0	0	40,000
CFP MANAGEMENT FEE & IMPROVEMENTS	31,477	17,313	0	0	0	0	0	0	0	0	0	0	0	0	0	48,790
CFP FEES & COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ANNUAL CONTRIBUTIONS - HAP	0	0	0	0	25,800,000	0	0	0	0	0	0	0	0	0	0	25,800,000
ANNUAL CONTRIBUTIONS - VASH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ANNUAL CONTRIBUTIONS - FSS	0	0	0	0	115,875	0	0	0	0	0	0	0	0	0	0	115,875
ADMINISTRATIVE FEES	0	0	0	0	2,163,122	0	0	0	0	0	0	0	0	0	0	2,163,122
ADMINISTRATIVE FEES - CHAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>964,467</b>	<b>275,182</b>	<b>0</b>	<b>0</b>	<b>28,078,997</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29,318,646</b>
<b>TOTAL INCOME</b>																
<b>TOTAL INCOME</b>	<b>1,608,126</b>	<b>593,750</b>	<b>0</b>	<b>7,800</b>	<b>28,167,714</b>	<b>3,051,294</b>	<b>613,066</b>	<b>3,215,123</b>	<b>1,319,185</b>	<b>3,083,401</b>	<b>72,000</b>	<b>161,633</b>	<b>1,757,200</b>	<b>85,724</b>	<b>28,639</b>	<b>43,764,656</b>
<b>ADMINISTRATIVE</b>																
ADMINISTRATIVE SALARIES	94,304	60,301	0	0	908,945	411,482	42,300	125,073	86,752	182,202	0	0	1,158,247	0	28,639	3,098,243
ADMINISTRATIVE SALARIES - ROSS	0	0	0	0	0	0	0	0	0	0	0	0	0	48,410	0	48,410
ADMINISTRATIVE BENEFITS	38,263	25,719	0	0	302,631	149,368	23,651	40,792	33,650	61,780	0	0	414,768	0	0	1,090,623
ADMINISTRATIVE BENEFITS - ROSS	0	0	0	0	0	0	0	0	0	0	0	0	0	22,118	0	22,118
LEGAL	8,000	3,667	600	0	6,000	1,000	2,000	1,000	1,500	5,000	100	0	2,500	0	0	31,367
TRAINING & TRAVEL	5,121	2,468	0	0	6,000	4,255	2,158	4,845	2,363	5,305	100	0	36,696	0	0	69,311
ROSS TRAINING & TRAVEL	0	0	0	0	0	0	0	0	0	0	0	0	0	2,500	0	2,500
AUDIT	9,000	4,950	0	0	23,250	1,984	1,131	1,984	1,984	1,984	235	0	0	0	0	46,500
SUNDRY	21,323	11,307	0	0	114,500	25,250	7,000	19,000	15,505	8,000	4,500	500	52,442	0	0	279,327
SUNDRY - ROSS	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000	0	10,000
MARKETING	0	0	0	0	0	30,000	0	0	0	10,250	0	0	0	0	0	40,250
TELEPHONE	5,500	3,000	0	0	7,800	8,275	1,000	1,800	3,250	3,500	0	0	8,196	0	0	42,321
OFFICE RENT	30,968	34,456	0	0	80,000	8,125	3,900	0	19,168	0	816	0	0	0	0	177,433
ADMINISTRATIVE CONTRACTS	17,435	5,000	0	0	44,675	130,000	2,500	13,996	11,098	21,125	100	0	39,000	0	0	284,929
COMPUTER SUPPORT AND SERVICES	11,225	7,118	0	0	30,329	13,875	4,875	2,650	6,650	4,900	400	0	14,100	0	0	96,121
MANAGEMENT FEES	130,375	72,136	0	0	493,200	147,433	36,784	176,832	65,959	185,004	4,320	9,698	0	0	0	1,321,741
BOOKKEEPING FEE	17,730	9,810	0	0	308,250	0	0	0	0	0	0	0	0	0	0	335,790
ASSET MANAGEMENT FEE	9,600	5,280	0	0	0	0	0	0	0	0	0	0	0	0	0	14,880
CFP MANAGEMENT FEE & IMPROVEMENTS	31,477	17,313	0	0	0	0	0	0	0	0	0	0	0	0	0	48,790
<b>TOTAL</b>	<b>430,321</b>	<b>262,525</b>	<b>600</b>	<b>0</b>	<b>2,325,579</b>	<b>931,046</b>	<b>127,299</b>	<b>387,970</b>	<b>247,878</b>	<b>489,050</b>	<b>10,571</b>	<b>10,198</b>	<b>1,725,949</b>	<b>83,028</b>	<b>28,639</b>	<b>7,060,654</b>

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DESCRIPTION	VILLAGE	TERRACE	DEV	SITES	HCV	GARDENS	APARTMENTS	VILLAGE	MANOR	CLUB	APARTMENTS	OFFICE	CENTER	ROSS	CFP	2018 BUDGET
<b>TENANT SERVICES</b>																
CABLE	0	0	0	0	0	24,900	0	0	0	0	0	0	0	0	0	24,900
SUNDRY	12,000	9,800	0	0	0	15,309	7,500	13,000	12,000	15,000	0	0	0	0	0	84,609
SUNDRY - ROSS	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000	0	2,000
REASONABLE ACCOMODATIONS	2,119	0	0	0	0	0	1,000	15,250	2,500	3,250	0	0	0	0	0	24,119
FOOD AND SUPPLIES	0	0	0	0	0	265,987	0	0	0	0	0	0	0	0	0	265,987
MEDICAL SUPPLIES	0	0	0	0	0	31,424	0	0	0	0	0	0	0	0	0	31,424
NEGATIVE RENT	0	0	0	0	0	0	9,250	0	0	0	0	0	0	0	0	9,250
RESIDENT SERVICES SALARIES	0	0	0	0	0	0	27,851	0	0	0	0	0	0	0	0	27,851
RESIDENT SERVICES BENEFITS	0	0	0	0	0	0	6,963	0	0	0	0	0	0	0	0	6,963
CONTRACT COSTS	0	3,000	0	0	0	997,820	0	3,060	0	0	0	0	0	0	0	1,003,880
<b>TOTAL</b>	<b>14,119</b>	<b>12,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,335,440</b>	<b>52,564</b>	<b>31,310</b>	<b>14,500</b>	<b>18,250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>1,480,983</b>
<b>UTILITIES</b>																
WATER & SEWER	248,661	82,758	0	0	0	56,623	52,588	325,820	178,137	155,661	5,937	8,288	0	0	0	1,114,473
ELECTRICITY	49,611	3,660	0	0	0	147,327	7,454	30,176	17,218	29,357	8,919	65,482	0	0	0	359,202
GAS	53,974	2,389	0	0	0	17,922	972	7,307	5,459	8,997	0	0	0	0	0	97,020
<b>TOTAL</b>	<b>352,246</b>	<b>88,807</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>221,871</b>	<b>61,015</b>	<b>363,303</b>	<b>200,814</b>	<b>194,015</b>	<b>14,856</b>	<b>73,769</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,570,696</b>
<b>ORDINARY MAINTENANCE</b>																
MAINTENANCE LABOR	184,337	39,840	0	0	0	0	56,591	225,980	135,785	158,254	8,589	14,461	0	0	0	823,837
MAINTENANCE BENEFITS	58,834	13,147	0	0	0	0	26,743	76,160	55,264	75,701	3,006	1,755	0	0	0	310,610
MATERIALS	122,242	24,587	0	750	0	48,187	30,521	107,972	47,508	100,000	7,658	7,500	0	0	0	496,923
CONTRACT COSTS	240,000	59,475	19,700	3,500	0	120,732	60,000	328,763	113,795	288,100	5,745	29,550	0	0	0	1,269,360
A/C FEE FOR SERVICE	500	0	0	750	0	0	200	100	0	0	0	2,157	0	0	0	3,707
<b>TOTAL</b>	<b>605,913</b>	<b>137,049</b>	<b>19,700</b>	<b>5,000</b>	<b>0</b>	<b>168,919</b>	<b>174,054</b>	<b>738,975</b>	<b>352,352</b>	<b>622,055</b>	<b>24,998</b>	<b>55,423</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,904,437</b>
<b>PROTECTIVE SERVICES</b>																
CONTRACT COSTS	79,403	6,000	0	0	0	12,550	1,100	5,982	1,987	27,006	0	2,790	0	0	0	136,818
<b>TOTAL</b>	<b>79,403</b>	<b>6,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,550</b>	<b>1,100</b>	<b>5,982</b>	<b>1,987</b>	<b>27,006</b>	<b>0</b>	<b>2,790</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>136,818</b>
<b>GENERAL</b>																
INSURANCE	83,937	24,675	1,288	574	39,313	66,000	17,859	253,000	83,914	144,739	2,260	5,496	23,117	696	0	746,868
PROPERTY TAXES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PMT IN LIEU OF TAXES (PILOT)	0	0	0	0	0	0	0	116,126	0	82,642	0	0	0	0	0	198,768
COLLECTION LOSSES	8,500	3,009	0	0	0	0	8,500	9,150	2,000	15,000	0	0	0	0	0	46,159
<b>TOTAL</b>	<b>92,437</b>	<b>27,684</b>	<b>1,288</b>	<b>574</b>	<b>39,313</b>	<b>66,000</b>	<b>26,359</b>	<b>378,276</b>	<b>85,914</b>	<b>242,381</b>	<b>2,260</b>	<b>5,496</b>	<b>23,117</b>	<b>696</b>	<b>0</b>	<b>991,796</b>
<b>OTHER EXPENDITURES</b>																
HAP	0	0	0	0	25,800,000	0	0	0	0	0	0	0	0	0	0	25,800,000
VASH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,800,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,800,000</b>
<b>DEBT SERVICE</b>																
INTEREST EXPENSE	0	0	3,237	0	0	134,492	78,235	404,840	210,498	682,427	8,404	0	0	0	0	1,522,134
BOND FEES	0	0	0	0	0	0	0	75,661	0	0	0	0	0	0	0	75,661
PRINCIPAL	0	0	7,263	0	0	103,384	49,385	362,146	106,833	380,646	7,176	0	0	0	0	1,016,833
REPLACEMENT RESERVE	0	0	0	0	0	0	0	132,996	0	0	0	0	0	0	0	132,996
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>10,500</b>	<b>0</b>	<b>0</b>	<b>237,877</b>	<b>127,620</b>	<b>975,642</b>	<b>317,331</b>	<b>1,063,073</b>	<b>15,580</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,747,624</b>
<b>TOTAL OPERATING EXPENDITURES</b>	<b>1,574,440</b>	<b>534,864</b>	<b>32,088</b>	<b>5,574</b>	<b>28,164,892</b>	<b>2,973,703</b>	<b>570,011</b>	<b>2,881,459</b>	<b>1,220,776</b>	<b>2,655,830</b>	<b>68,265</b>	<b>147,677</b>	<b>1,749,066</b>	<b>85,724</b>	<b>28,639</b>	<b>42,693,008</b>
<b>GROSS RESIDUAL RECEIPTS</b>	<b>33,686</b>	<b>58,886</b>	<b>(32,088)</b>	<b>2,226</b>	<b>2,822</b>	<b>77,591</b>	<b>43,056</b>	<b>333,664</b>	<b>98,410</b>	<b>427,571</b>	<b>3,735</b>	<b>13,957</b>	<b>8,135</b>	<b>0</b>	<b>0</b>	<b>1,071,648</b>
<b>EXTRAORDINARY EXPENDITURES</b>																
NON ROUTINE EXPENSES	0	0	0	0	0	0	5,000	0	0	0	500	0	0	0	0	5,500
REPLACEMENTS	0	0	0	0	0	5,000	5,000	0	4,500	0	0	0	0	0	0	14,500
CAPITAL IMPROVEMENTS	0	0	0	0	0	390,000	45,000	360,000	240,000	170,000	0	0	0	0	0	1,205,000
REPLACEMENT RESERVE	0	0	0	0	0	(390,000)	(45,000)	(360,000)	(240,000)	(170,000)	0	0	0	0	0	(1,205,000)
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>10,000</b>	<b>0</b>	<b>4,500</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>
<b>PRIOR YEAR RESERVES</b>																
TRANSFERS IN/ (OUT)	0	0	32,088	0	0	225,000	0	(132,088)	0	(125,000)	0	0	0	0	0	0
PRIOR YEAR RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UNEARNED HAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>32,088</b>	<b>0</b>	<b>0</b>	<b>225,000</b>	<b>0</b>	<b>(132,088)</b>	<b>0</b>	<b>(125,000)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET CASH FLOW</b>	<b>33,686</b>	<b>58,886</b>	<b>0</b>	<b>2,226</b>	<b>2,822</b>	<b>297,591</b>	<b>33,056</b>	<b>201,576</b>	<b>93,910</b>	<b>302,571</b>	<b>3,235</b>	<b>13,957</b>	<b>8,135</b>	<b>0</b>	<b>0</b>	<b>1,051,648</b>